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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting

Wednesday, July 15, 2026 | 10:00 a.m.
Virtually via Electronic/Telephonic Means
Contact Adrianna Templeton at atempleton@montgomerycountycfa.org 937-535-5309

AGENDA

I.	Roll Call and Call Meeting to Order	Action
II.	Approve Minutes of June 17, 2026, Meeting	Action
III.	ODBA – Update on Engagement – DDP/CFA Matching Grant	Information
IV.	Fidelity Block Development – Update on Community Engagement Focus Groups Prior to RFQ Publication	Information
V.	Executive Session – The committee will adjourn to executive session to consider the purchase of certain real and personal property for public purposes, pursuant to the authority set out at Ohio Revised Code Section 121.22(G)(2). Upon conclusion of the executive session, the committee will reconvene its public meeting.	Action
VI.	Other Business	Information
VII.	Next Meeting Date: To Be Determined	Action
VIII.	Adjournment	Action

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MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS

Development & Operations Committee Meeting Minutes

Wednesday, June 17, 2026 | 1:30 p.m.
Dayton Convention Center and Via Virtual Electronic/Telephonic Means

Members Present: Amy Schrimpf, Chairperson; Paul Gruner; John Oney; Colleen Ryan; Michael King

Members Absent: Belinda Kenley (with notice)

Guests: Dave Williams, Bricker Graydon

Staff: Pam Plageman Executive Director/CEO; Adrianna Templeton, MCCFA Executive Assistant

I. Call to Order and Roll Call

With a majority of members present, Chairperson Schrimpf called the meeting to order at 1:31 p.m.

II. Approval of March 25, 2026, Meeting Minutes

The minutes of March 25, 2026, meeting were presented. Hearing no comments or requests for edits, Chairperson Schrimpf called for a motion.

> **MOTION:** It was moved by Mr. Oney and seconded by Mr. Gruner to approve the March 25, 2026, meeting minutes as presented. The motion was approved unanimously by voice vote.

III. Fidelity Block – Review of Carry Costs

Ms. Plageman presented the project carry cost summary. She reviewed the acquisition costs, operating cost estimates, and development period cost estimates through 2028. The DMCPA and the MCCFA closed on the total transaction of $3.9 million, in which the capitalized interest will be held by DMCPA, the Fidelity building closing took place on 6/10, reimbursables were reviewed and an overview of the Reed-Steffan future closing was discussed.

During discussion, Ms. Plageman invited questions from the committee. Ms. Schrimpf asked about the status of the feasibility study, and Ms. Plageman shared that a quote was received by CSL International, but the cost was prohibitive at present. Ms. Plageman shared the desire to get input from the community on the full block redevelopment prior to the plan being finalized.

IV. Fidelity Block – Lighting, Temporary Power, Stabilization Costs

Mr. Williams reviewed the proposed site stabilization – safe, clean, walkable - and the site improvements planned for the Fidelity exterior. He explained that the primary objectives are to secure the building, improve pedestrian safety, and create a more attractive appearance while the property is in the pre-development phase.

The plan includes obtaining temporary power service, softening the corner streetscape, creating barriers focused on the Fidelity building, improving pedestrian access, removing and trimming select trees, and installing low-maintenance landscaping. Decorative screening would be added to the barrier to provide a cleaner, more walkable experience for pedestrians visiting the retail outlets. Mr. Williams also reviewed estimated costs associated with lighting and securing the building.

Ms. Plageman noted that the improvements would demonstrate visible progress and momentum in the district. The proposal will be presented to the Finance Committee, with a request for authorization not to exceed $120,000, subject to ratification by the full Board in August.

Chairperson Schrimpf asked how the proposed improvements compare in cost with using concrete barricades or similar barriers. Mr. Williams explained they are really "apples and oranges" in comparison and estimated that the alternative base construction fence would likely be half the cost. Members discussed whether the DDP or other sources could participate. Ms. Plageman noted that to extend the barrier with the fence and wrap shown on the document to mask other parcels, that potential conversations with the Land Bank and the City of Dayton for their parcel support is possible.

Ms. Ryan asked whether any project elements could be donated through in-kind contributions from local businesses. Ms. Plageman noted that the landscaping proposal received from Grunder Landscaping was competitively priced and that efforts by staff reduced the overall project estimate from approximately $150,000 to $100,000. Mr. Williams reiterated that the most significant funding assistance would likely come from municipal partners.

Committee members discussed the broader benefits of the project, including improved safety, security, public perception, and promotion of future development opportunities. Members agreed that transforming the appearance of a blighted property with lighting

and decorative screening demonstrates active investment in the site, supports downtown revitalization efforts, and creates a more positive impression for residents, visitors, and prospective developers.

> **MOTION:** It was moved by Mr. Gruner and seconded by Mr. King to approve the lighting, temporary power and stabilization costs for the Fidelity Block not to exceed 120k. The motion was approved unanimously by voice vote.

V. 10 Year Draft Capital Plan Executive Summary

Ms. Plageman presented a summary of the Authority's 10-Year Draft Capital Plan. She noted that a detailed version of the plan is available in a comprehensive Excel workbook accessible to committee members. The plan outlines the Authority's strategic priorities, key initiatives, and anticipated outcomes over the next decade.

Ms. Plageman reviewed the document with the committee and highlighted several key components of the long-term capital strategy.

During discussion, Mr. Gruner asked whether future planning efforts should include consideration of a landing area for air taxis. Mr. Williams responded that this is a valid consideration, noting that air taxis typically require a smaller landing footprint than traditional helicopters and may become an important factor in future infrastructure planning. Ms. Plageman reminded members that the Oregon Parking garage has a helipad.

> **MOTION:** It was moved by Chairperson Schrimpf and seconded by Ms. Ryan to approve presenting the 10-Year Capital Plan Draft to the full board at the August 6, 2026, meeting. The motion was approved unanimously by voice vote.

VI. Fidelity Block – RFQ Draft Review

Ms. Plageman presented the draft Request for Qualifications (RFQ) for the Fidelity Block project, which had been distributed to committee members for review. She emphasized that the document remains a working draft and is not yet a public document.

Ms. Plageman reviewed the proposed timeline, noting that it is ambitious and may need to be adjusted based on meetings and input from the City of Dayton and private owners. Committee members were asked to reserve September 9 and 10 as tentative dates for potential developer interviews, although those dates remain subject to change based on the timeline. Ms. Plageman relayed that the goal is to have the site development plan underway by Q4 2026.

At Ms. Plageman's request, Chairperson Schrimpf shared her experience participating in a previous RFQ/RFP selection process conducted by the MCCFA. She explained that evaluation criteria and scoring rubrics were used to assess proposals and assist in selecting a development partner. Mr. Gruner commented that the process was

thorough and that the developer's presentations were particularly informative. Committee members discussed the use of scorecards, which will be completed individually and reviewed collectively following the presentations. Ms. Plageman added that the presentations provide an opportunity to compare proposals side-by-side and help identify the preferred development partner.

Mr. Oney asked whether developers would have an opportunity to tour the properties before presenting their proposals. Ms. Plageman confirmed that she and Mr. Williams will coordinate and conduct property tours as part of the RFQ process.

VII. Executive Session

Ms. Plageman advised that an executive session was necessary.

Chairperson Schrimpf made the motion to adjourn to executive session to consider the purchase of certain real and personal property for public purposes, pursuant to the authority set out at Ohio Revised Code Section 121.22(G)(2). Upon conclusion of the executive session, the committee will reconvene its public meeting. Mr. Gruner seconded the motion. A roll call vote was taken.

> **Motion:** It was moved by Chairperson Schrimpf, and seconded by Mr. Gruner, to return to public meeting.

VIII. Other Business

No other business was discussed.

IX. Next Meeting Date

The next meeting is to be determined.

X. Adjournment

Hearing no further business, Chairperson Schrimpf called for a motion to adjourn.

> **MOTION:** It was moved by Mr. Oney, seconded by Ms. Ryan, and voted unanimously to adjourn.

The meeting adjourned at 2:56 p.m.

CERTIFICATE

The undersigned Chairperson of the Operations Committee of the Board of Directors of the Montgomery County Convention Facilities Authority hereby certifies that the foregoing is a true copy of the minutes of the June 17,2026 meeting of the Development & Operations Committee

of the Board of Directors of said Convention Facilities Authority, as approved by the Development & Operations Committee on July 17, 2026.

Amy Schrimpf, Chairperson, Development & Operations Committee
Montgomery County Convention Facilities Authority